

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JULY 22, 1992, 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The July 22, 1992 Architectural Commission meeting was called to order at 12:40 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Lesly S. Smith, Vice-Chairman
John Schuler, Member
Leighton Rosenthal, Member
Jorge Sanchez, Member
(Mr. Sanchez arrived at 5:30 p.m.)
Laurel Baker, Alternate Member
(Mrs. Baker left at 5:15 p.m.)

Pamela McNierney, representing the Town Attorney
Robert L. Moore, Director of Planning, Zoning and
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Marie Hope, Member
Joanna Frost-Golino, Member
Jesse Newman, Alternate Member
James C. Paine, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of June 23, 1992 and June 24, 1992

MOTION MADE BY MRS. SMITH TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

A. Deferrals and Continuations: Major and Minor Projects

B31-92 Dock Location for New Residence

Applicant: Ocean Bay Development, Inc.
Address: 910 South Ocean Boulevard
Architect: Eaton Design Group
Project Description: Site plan review for dock location

Mr. Moore explained the location of the dock is being presented to the Commission as part of the overall site plan review for a new project. At the June 23, 1992 Special Meeting, the main house was reviewed and conceptually approved, but none of the accessory structures were considered.

Doyle Rogers, Esquire, presented the site plan for the approximately 150 foot "T" shaped dock.

MOTION MADE BY MR. SCHULER TO APPROVE THE LOCATION OF THE DOCK ON THE SITE PLAN.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B22-91 and B26-91 Revisions

Applicant: Robert Eigelberger
Addresses: 109 Atlantic
240 North Ocean Boulevard
Architect: Jim Carmo
Project Description: Revisions to previously approved project

No one was present to represent the applicant.

MOTION MADE BY MRS. SMITH TO REMOVE THE ITEM FROM THE AGENDA.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

(Mr. Smith had a conflict with this project. Mr. Carmo is employed by his firm. Mr. Smith did not vote on this issue.)

B32-92 New Bungalow Addition

Applicants: Mr. and Mrs. Ronald Perelman
Address: 641 North County Road
Architect: Peter Marino
Project Description: New one story bungalow addition to caretaker's cottage

The footprint of the addition was approved at the June meeting. An elevation drawing showing the addition of a roof is to be submitted at the July meeting.

Gus Broberg, Esquire, presented a new elevation drawing showing the details of the roof.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Rosenthal read a statement to the Commission. Mr. Rosenthal cited several projects that were approved by the Commission in the past years that are not in keeping with the spirit of this community. He urged the Commission members to give guidance to projects that encourage the traditional Palm Beach values.

B37-92 Satellite dish, sign and remodel

Applicant: Testa's Hotels and Restaurants, Inc.
Address: 231 Royal Poinciana Way
Owner's Representative: Francis X. J. Lynch, Esquire
Contractor (sign): Signcraft
Architect: Ginocchio and Spina
Project Description: Screening (enclosure) for roof top satellite dish and sign; remodel facade

The project was deferred from the June meeting.

Frank Lynch, Esquire, presented pictures of the different styles of enclosures for satellite dishes. One photograph showed two-six foot poles, representing space occupied by the satellite dish, positioned on the roof of the gas station-convenience store.

Mrs. Smith questioned the existence of architectural drawings requested by the Commission at the June meeting for the satellite dish enclosure. The enclosure was to be drawn as an architectural enhancement or integral part of the building.

Mr. Lynch replied he did not have a drawing prepared.

The Commission suggested altering the roof line of the existing structure to conceal the dish. Another suggestion was to install the dish in back of the structure at ground level and site screen it.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL THE AUGUST MEETING TO ALLOW THE APPLICANT TIME TO PREPARE ARCHITECTURAL PLANS SHOWING THE CONCEALMENT OF THE SATELLITE DISH.

MOTION SECONDED BY MR. SCHULER

MOTION CARRIED UNANIMOUSLY.

Frank Lynch presented the drawing for the proposed sign. The words "mini mart" would be added to the bottom of the sign.

Photographs of the existing sign were presented. The sign is larger than the present code allows. Additionally, the sign is "grand-fathered" because it is back lit. The lettering is black on a white background. This sign would be altered, not replaced.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SCHULER.

MOTION FAILED 3/2 WITH MR. ROSENTHAL AND MRS. BAKER VOTING NEGATIVELY.

Mrs. Baker noted the sign is not in keeping with other signage in the area and it "destroys" the area.

Mr. Rosenthal commented many towns have illuminated, big signs advertising "mini-marts". He said this is not the look or image Palm Beach presents.

MOTION MADE BY MR. SCHULER TO DEFER THE SIGN FOR FURTHER STUDY ON THE STYLE AND WORDING OR ALLOW A NEW DIMINISHED SIGN, MEETING CODES, WITH THE MESSAGE AS PRESENTED. (A NEW SIGN WOULD NOT BE ILLUMINATED.)

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Ken Spina presented plans for the facade renovation.

An existing bay area will be used for the expansion of the mini mart. Part of the area presently used as a mini mart will be used for a waiting room.

The Commission would like to see the facade renovation tie in with

the enclosure for the satellite dish.

Mr. Spina stated he was unaware of the installation of the satellite and had not included the enclosure in his renovation plans.

Mr. Spina discussed the design possibilities of showing the concealment of the dish on the front facade of the building. Mr. Spina requested approval of the drawings he submitted at this meeting.

MOTION MADE BY MR. SCHULER TO APPROVE THE REMODELING OF THE FRONT FACADE AS SUBMITTED.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B4-90 Gates, Posts, Fountain/Planters

Applicant:	Leonard Sessa
Address:	#6 South Lake Trail
Architect:	Ginocchio and Spina
Project Description:	Gates, posts, fountain/planters for previously approved project

Ken Spina presented photographs of the area where the proposed gates, posts and the fountain/planters would be installed.

The gates are 400 feet off South Lake Trail, but one vacant lot and an existing residence are on one side of the entrance lane to the Sessa property.

The posts are approximately 9 feet high and the lights atop the posts are another 22". Another set of posts are at each end of the curved walls. The 9 feet high gates have a heart shaped motif worked into the design. The driveway (and the gates) are 12 feet wide.

The wall fountain/planters to either side of the gates have cherub reliefs on. The cherubs spout water over the planter areas.

Mr. Spina noted the gate is similar to the entrance at the Biltmore in Palm Beach.

The Commission members discussed the design of the gates and the fountains.

Mr. Smith suggested the overall effect is "overdone" and would discourage water features at the gate.

Mrs. Smith commented the heart shaped gates plus the cherubs on the walls are "too much".

Mr. Rosenthal added the design appeared "busy".

The Commission suggested the design be studied for simplification.

MOTION MADE BY MRS. BAKER TO DEFER THE PROJECT FOR SUBMISSION OF SUPPORTING DOCUMENTATION AND TO RESTUDY THE DESIGN OF THE GATES AND FOUNTAINS.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A40-92 Sign

Applicant: Marisa DeLuca
Address: 240 Worth Avenue
Contractor:
Project Description: Sign on building: "Marisa"

Ms. DeLuca presented pictures of the sign.

The sign has been installed on the building.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B11-91 Revisions

Applicant: Euro-Homes, Inc.
Address: 252/254 Atlantic Avenue
Architect: Randall E. Stoft
Project Description: Revision to privacy walls

The project was deferred from the June meeting.

Connie Fisher, Landscape architect, presented drawings showing the landscaping of approaches to the garages.

Coconut palms are shown on the plan. Ms. Fisher believes these trees will overhang the garage door area and help site-screen the doors from the street. The Malayan coconuts will have a ten foot clear trunk with approximately six foot fronds hanging.

The walk has been narrowed to accommodate the planting of the root

balls for the palm trees. Additionally, the wall has been moved back as compared to the plan submitted at the June meeting.

The plan also shows sabal palms and hedging materials. The area between the units will be heavily screened.

The balustrades in the wall (on the plan) have been removed.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B42-92 New Commercial Building

Applicant:	A. Paul Prosperi/John Whelton
Address:	275 Sunrise Avenue (Biltmore Galleria)
Architect:	Robert L. Bell
Project Description:	Construction of single story commercial building

The footprint of the building was approved at the June meeting. Additional drawings are to be submitted at the July meeting.

Robert Bell presented elevation drawings of the west and south sides of the building. The parapet walls shown on the June drawings have practically been eliminated and replaced by a wrap around effect from the front of the building. The wrap around has a barrel clay tile roof.

Photographs of the entire Biltmore Galleria area were presented including the bank on the corner.

Mr. Bell, in response to questions from the Commission, said awnings are not presently planned for this building. The Commission noted the bank building does have awnings, at least in two places.

The west elevation has two 20' x 8' glass areas plus three windows.

The east elevation has two windows and is ten feet from the building to the east of it.

Mr. Smith commented this building does not tie in with the other buildings in this complex. The bank building is nicely done with interesting architectural elements. He also noted the roof pitch on the bank building is 4/12. This building has a 5/12 pitch.

Paul Prosperi addressed the Commission. He noted, due to code requirements, this building is 4 feet higher on the ground floor

than the building to the east.

Mrs. Smith noted this also presented a visual problem since the other building is only ten feet away.

The Commission suggested using architectural elements, awnings and any other design elements to tie the buildings together architecturally.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR FURTHER STUDY USING THE SUGGESTIONS MADE BY THE COMMISSION.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B28-90A Landscape plan

Applicant:	Robert W. Gottfried, Inc.
Address:	133 Wells Road
Landscape Architect:	S. M. Dauber (Life Force Nurseries)
Project Description:	Resubmission of landscape plan with revisions

Ames Bennett presented the revised landscape plan.

At the June meeting, two gates were added to the original landscape plan, not the revised plan. This revised plan showed the two gates.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B43-92 Demolition\New Residence

Applicant:	Daniel Manella
Address:	685 Island Drive
Architect:	SKA - Jacquie Albarran
Project Description:	Demolition of existing residence; construct new two story masonry and stucco residence with flat concrete tile roof

The project was approved at the June meeting with the condition the front entry way be restudied and resubmitted to the Commission. Additionally drawings for the cabana, details for the railings and

windows and location of the air conditioning units are to be submitted.

The architect requested this project be heard with project B52-92, later in the meeting.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL LATER IN THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

(The project was heard after project B52-92.)

Jacquie Albarran presented a site plan for the project showing the one story cabana building and the location of the air conditioning equipment.

Three of the air conditioning units are located on the north side of the house and three are located on the south side of the house. The neighbor to the north is concerned about the noise from the units for such a large house (approximately 10,000 square feet).

Ms. Albarran presented photographs of the existing house and an elevation drawing showing the roof line relationship to the house next door.

The front elevation including the front entrance has been re-worked. The two story entry has a porch on the second level. Each level has columns; four on the first level and two on the second level. The second level has a large round topped glass area to match the round top detail over the front door. The front door has side lights with mullions on each side.

The railings shown on the rear of the house are white, round picket and made of aluminum.

Some of the windows on the elevation drawings have divided lights and some do not. The Commission suggested all the windows be one style--divided lights.

Mr. Smith noted that mixed styles are used on the entry and the rest of the house. The house is predominantly a Georgian style. Mr. Smith suggested the entry design is "going in the opposite direction" (as compared to the June drawing).

Mr. Schuler commented the entry is "too massive".

Ms. Albarran, responding to questions from the Commission, said hurricane shutters are not planned to be built into the house at

this time.

The roof pitches of the house and the cabana are the same, 6/12.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR RESTUDY OF THE RAILINGS, WINDOWS, THE FRONT DOOR ENTRY AREA AND A LANDSCAPE PLAN.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED SUGGESTIONS.

B47-92 Sign

Applicant:	One Royal Palm Way Condominium Inc.
Address:	100 Royal Palm Way
Landscape Design:	Seminole Bay Land Company
Project Description:	Front yard building identification sign and 9' masonry columns with a lattice screen wall and a decorative archway

The project was deferred from the June meeting.

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A51-92 Awning Revision

Applicant:	Mr. Alexis Kirk
Address:	134 Chilean Avenue
Contractor:	American Awning Company
Project Description:	Window awnings

The contractor requests a design change to a previously approved awning style.

The project will be heard later in the meeting with other projects from American Awning Company.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT UNTIL LATER IN THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Joe Mattei presented drawings for the revised awnings. The new awnings would have spearheads for accents. The location is between the shutters on the second floor and over two windows plus the front door on the first floor.

MOTION MADE BY MR. SCHULER TO APPROVE THE REVISED AWNINGS WITHOUT THE SPEARHEADS.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B4-92 Revision

Applicant:	Mr. and Mrs. Joseph Berkow
Address:	Sloan's Curve - Lot 1
Architect:	Stephan A. Yeckes
Project Description:	Revise addition to residence

No one was present to represent the applicant.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

(The Commission recessed from 2:25 p.m. until 2:50 p.m.)

B. New Business - Major Projects

B50-92 Addition

Applicant:	Arnold Newberger
Address:	288 Sandpiper Drive
Architect:	John Colamarino
Project Description:	Addition

Mr. Langford, representing John Colamarino, presented elevation drawings for the second story addition over the garage area.

A photograph showed the addition super-imposed over the garage. The wall above the garage faces North Lake Way.

The plan calls for vines to cover the plain wall. The wall does have a "porthole" window on it.

The Commission discussed the shape of the small, porthole window.

Suggestions included an octagonal relief, a square surround or a different window shape.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT WITH THE CONDITION THE ROUND PORTHOLE WINDOW BE CHANGED TO EITHER AN OCTAGONAL SHAPE OR A LARGER SQUARE SURROUND.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B51-92 Demolition

Applicant:	J. Sirigots
Address:	256 Miraflores Drive
Contractor:	Sunshine Services
Project Description:	Demolition of existing residence

George Amato, Contractor, addressed the Commission.

The applicant wants to demolish the existing house. He plans to build a new residence on the lot.

Mr. Frank read a letter from Mr. Sirigots stating he agrees to keep the lot landscaped, sodded and irrigated until the house is built. The letter was notarized.

Mr. Frank also read a letter from a neighbor, Kevan Boyles.

Mr. Boyles does not object to the demolition. He requests the area be maintained, no garbage, glass or debris left in the street during the demolition. He also requested the lot be landscaped and groomed.

The Commission, examining the photographs of the existing house and neighboring properties, discussed the ramifications for the neighborhood if the demolition occurred before plans for a house were approved.

The Commission decided conceptual plans for a residence should be reviewed before demolition approval is granted. The existing residence, AS IS, is better for the neighborhood than a vacant lot that may or may not be maintained as neatly.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL CONCEPTUAL PLANS FOR A NEW RESIDENCE ARE SUBMITTED AND APPROVED.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B52-92 Remodel

Applicant: H. David Seegul
Address: 210 Kawama Lane
Architect: SKA - Jacqueline Albarran
Project Description: Remodel

Jacquie Albarran presented elevation drawings and photographs for the project.

The elevation drawing showed the addition of a garage. Presently, the residence has only a single car garage. The roof line over the garage will be changed to balance the addition.

The existing double front doors will be replaced by a single door with narrow glass side lights.

The existing cast stone landing and step will be extended. Two new cast stone columns will be installed.

Additionally, two of the windows on the front will have sills lowered and shutters replaced to match the other existing windows.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B53-92 Additions

Applicant: Dave Barton
Address: 216 Jamaica Lane
Architect: Robert Brandon
Project Description: Addition of a master bedroom suite and a second garage

Robert Brandon presented photographs and an elevation drawing for the project.

The Commission discussed the garage addition. The garage doors are visible from the street. With a 29 foot setback, there is no room to change the entrance to the garages to provide for site screening of the doors.

The bedroom addition is in back of the garage area.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B54-92 Remodel

Applicant: Palm Beach National Bank
Address: 125 Worth Avenue
Architect: The Lawrence Group
Project Description: Remodel storefront

Richard Leja presented photographs of the existing jewelry store. The bank plans to expand into that space.

The existing doors (to the jewelry shop) will be changed to a solid glass area. The plan is to use aluminum mullions to match the other glass areas in the building. The aluminum mullions in the bank would have 2 3/4" x 4 3/4" mahogany wood trim over these mullions on both the inside and outside of the bank space.

The Commission noted this part of the building would not match the rest of the building. Additionally, the wood facia would require a large amount of maintenance given the salt air's reaction to the wood. The mullions in the building are currently bronze aluminum.

MOTION MADE BY MRS. SMITH TO APPROVE THE REMODELING WITH THE CONDITION NO EXTERIOR WOOD BE USED ON THE STREET SIDE (WOOD ON THE LOBBY INTERIOR ONLY).

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITION.

B55-92 Demolish/Remodel

Applicant: Allied Dunbar Property Inc.
Address: 237-243 Worth Avenue
Architect: The Lawrence Group
Project Description: Demolish existing two story building at 237 1/2 Worth Avenue; new facade on Worth Avenue

Richard Leja presented site plan for the project showing the planned expansion of the shops on Worth Avenue to the rear of the property. The building in the back of the property will be demolished. A small courtyard area is planned for the rear of the property. The courtyard will have no access from Worth Avenue. It will be accessible through the retail spaces facing Worth Avenue.

Town Council has approved the plans for the expansion of the tenant space. The one space is approximately 3700 square feet. Town Council has approved expansion of approximately 2600 or 2800 square

feet according to Mr. Leja. The building in the rear of the property will be demolished to allow the expansion of the shops.

Mr. Moore pointed out that the overall coverage will be reduced with the demolition of the building.

Mrs. Smith noted the building in the back had contained Wilson's Restaurant (and later Bar Harbor Lobster Pound). A walkway from Worth Avenue led to a small courtyard in the rear that is the entrance to the building.

Mr. Frank added the building in question was originally a house--Addison Mizner's brother's house.

Mr. Leja reported the space is difficult to rent and has become a liability to the owner. The owner would like to get rid of it.

MOTION MADE BY MR. ROSENTHAL TO DEMOLISH THE BUILDING IN BACK OF THE LOT (237 1/2 WORTH AVENUE).

The motion died for lack of a second.

Mr. Leja pointed out the architectural details of the store fronts on Worth Avenue.

In response to questions from the Commission members concerning the present tenants of the spaces, Mr. Leja replied the work would be done in phases. As the new spaces were created, the tenants' leases would be re-negotiated.

Mr. Moore pointed out the applicant had Town Council's approval for the special exception which included the site plan review. Council approved the project which included the demolition of the building. The architectural plan is to be considered by this Commission. "It's more perfunctory that the demolition is before (ARCOM) since the Council has already ruled on that." Mr. Moore noted all construction has to be accomplished on Worth Avenue by December 1, and this project would run into scheduling problems if it has to return to Council.

Responding to Mr. Moore's comments, Mrs. Smith and Mr. Schuler questioned the necessity of the Commission's approval for demolition since Council has already approved that.

Mr. Moore responded that the "question that really is before you is whether or not you're approving the architectural merits and, of course, the application for demolition.....But I don't think you can negotiate with them on their site plan review, because that is a function of the Town Council."

The Commission discussed possible alternatives to the site plan as presented. These included creating a courtyard area for the

general public accessed from Worth Avenue either retaining or demolishing the rear building.

Mr. Smith added, "It's the vias that make Worth Avenue unique from other communities."

Mrs. Smith said, "...there are too many unanswered questions to solve this problem today.."

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT (INCLUDING THE DEMOLITION) UNTIL THE AUGUST MEETING FOR FURTHER STUDY TO RESOLVE THE QUESTIONS RAISED AT THE JULY MEETING INCLUDING: THE CHANGES TO THE STREET FACADE; THE ABOLITION OF THE VIA WITH NO PUBLIC ACCESS FROM WORTH AVENUE.

MOTION SECONDED BY MR. SCHULER.

The Commission discussed the options the applicant has should the project be returned to Town Council, or if the applicant wishes to appeal the Commission's decision to defer.

Ms. McNierney, representing the Town Attorney, added: "...that based on the ARCOM recommendation to Town Council, that they could rescind their original footprint approval relying on your recommendation."

MOTION CARRIED UNANIMOUSLY.

In response to Mr. Moore's question, Mr. Leja answered he did understand the motions and the suggestions therein as approved.

Mr. Smith asked Mr. Leja if The Lawrence Group did have a copy of the Adley, Brisson, Engman "Worth Avenue Guidelines" report? This report included recommendations for additional vias and architectural details to maintain the Worth Avenue appearance.

Mr. Leja replied they did have a copy of the report.

B56-92 New Residence

Applicant:	Solcon 3000, Inc.
Address:	127 Everglade Avenue
Architect:	The Lawrence Group
Project Description:	Construction of a two story, single family residence, swimming pool and spa

Richard Leja presented a site plan for the proposed construction of the new residence.

This project was approved at the November, 1988 meeting, but the

project never commenced.

Photographs show the neighboring properties.

No changes, except the front door, have been made in the plans since the 1988 approvals. The plan meets 1992 zoning codes.

The color of the stucco house will be white (Queen Anne's lace), and the trim will be brown wood. The roof will be beige.

The garage doors are site screened from the street. The driveway is off set.

MOTION MADE BY MRS. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B58-92 New Residence

Applicant:	Rosenberg Development Company, Inc.
Address:	#2 La Costa Way
Architect:	Ames Bennett
Project Description:	Construction of new single family residence

Ames Bennett presented a site plan for the new project. Photographs of the vacant lots in the area were also presented.

Mr. Schuler commented this house and the one previously designed by Mr. Bennett planned for across the street are very similar. He suggested the addition of a roof for this house.

Mrs. Smith requested that additional elevation drawings be submitted. Mr. Bennett submitted only the south or front elevation. He had originally submitted different plans and had substituted new plans before the meeting.

Mr. Bennett did present an alternate front elevation with a mansard roof.

The Commission discussed the roof addition and preferred the first design between the two.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT WITH THE CONDITION THE THREE ADDITIONAL ELEVATIONS BE PRESENTED AT THE AUGUST MEETING AND WITH THE SUGGESTION A ROOF BE CONSIDERED FOR THE RESIDENCE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B59-92 Demolition\New Residence

Applicant: Bernard Green
Address: 583 North Lake Way
Architect: J. H. G. Brenner & Jones
Project Description: Demolish existing residence; construct
single family residence

Mr. Frank informed the Commission the guest house shown on this plan has a zoning problem with the angle of vision on North Lake Way. This is a corner residence.

Mr. Brenner presented elevation drawings for the project. The house is a one story residence with a large entry portico. The windows on the front elevation appear to be a second story, but they are not. The windows let light into the first story of the residence.

The residence actually faces North Woods Road.

The barrel tile roof has a 4/12 pitch, and the roof line is complicated.

The Commission members discussed the roof lines and the footprint configuration of the residence. Mr. Smith commented the roof configuration is not in keeping with Palm Beach architecture. Mrs. Smith noted the roof appears very "busy".

Robert Mufson, Contractor, addressed the Commission. This is the planned residence for his father-in-law, Bernard Green.

Mr. Mufson indicated he was willing to compromise on the roof lines.

The Commission suggested the angles of the roof line be studied; the style of the windows be studied with the possible addition of more glass.

Mr. Mufson indicated he was most anxious to complete the plans for the commencement of construction as soon as possible.

MOTION MADE BY MRS. SMITH TO APPROVE THE DEMOLITION OF THE EXISTING RESIDENCE WITH THE CONDITION THE LOT BE SODDED OR SEEDED AND MAINTAINED WITH A SPRINKLING SYSTEM IF CONSTRUCTION HAS NOT BEGUN WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT FOR THE CONSTRUCTION OF A NEW RESIDENCE FOR RESTUDY INCLUDING THE ROOF LINES AND THE WINDOWS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B60-92 Pool cabana

Applicant: Barbara Rogers
Address: 1435 South Ocean Boulevard
Architect: Dailey & Lowe Architects
Project Description: Construct pool cabana

This project was heard after Item B31-92.

Doyle Rogers and Ed Dailey presented a site plan showing the location of the pool cabana on the property.

The cabana replaces an existing structure that is larger than the proposed one. Photographs of the existing cabana were presented.

The building materials will match the existing residence.

MOTION MADE BY MR. SCHULER TO APPROVE THE DEMOLITION OF THE EXISTING CABANA AND THE CONSTRUCTION OF THE NEW CABANA AS PRESENTED.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B61-92 Remodel

Applicant: Linda A. Gary
Address: Corner of Worth Avenue and S. County Road
Attorney: Robert Deziel
Project Description: Create entrance on South County Road

Robert Deziel, Attorney for the applicant, explained the project to the Commission.

Ms. Gary received permission from the Council to open a real estate office on the first floor on the corner of Worth Avenue and South County Road. However, the entrance to her offices must be from the South County Road side of the building, not Worth Avenue.

Mr. Deziel had an elevation drawing showing the creation of a new entrance on South County Road. The existing doors on Worth Avenue would be moved around the corner and installed next to the corner on Worth Avenue. The doors would be flush with the doors of the Sun Goddess, next door.

Mrs. Smith questioned Mr. Deziel about centering the doors on the South County Road facade. All of the window frame work on this elevation is painted white; the doors are painted black.

Mr. Deziel replied his client did not wish to center the doors but wants them closer to Worth Avenue.

MOTION MADE BY MRS. SMITH TO APPROVE THE ENTRANCE ON SOUTH COUNTY ROAD WITH THE CONDITION THE DOORS BE CENTERED AND THE FRAMES PAINTED WHITE OR THE DOORS BE INSTALLED CLOSE TO WORTH AVENUE AS REQUESTED AND THE FRAMEWORK PAINTED BLACK.

The motion died for lack of a second.

MOTION MADE BY MR. SCHULER TO APPROVE THE INSTALLATION OF THE DOORS, CENTERED IN THE SOUTH COUNTY ROAD SPACE WITH THE CONDITION THE FRAMEWORK BE PAINTED WHITE.

MOTION SECONDED BY MRS. SMITH.

Mr. Deziel discussed the motion with the Commission. The Commission asked Mr. Deziel if he would rather have the approval as made in the motion and come back to the Commission to appeal it if his client could not agree to those terms or would he rather have a deferral?

Mr. Deziel chose a deferral.

The motion was amended as follows:

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE AUGUST MEETING.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B62-92 New Residence

Applicant:	Robert W. Gottfried
Address:	1415 South Ocean Boulevard
Architect:	John Gosman
Project Description:	Construct single family residence

This project was approved approximately three years ago but never built.

John Gosman presented the site plan for the project.

Mr. Moore reminded Mr. Gosman the pavilion must be 15 feet from the Coastal Construction Line or the crest of the dune whichever one is furthest landward. Mr. Gosman responded he would change the location of the pavilion.

The Commission discussed the cabana or pavilion. The Commission suggested a pitched roof be added to the cabana. Mr. Gosman agreed.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION A PITCHED ROOF BE ADDED TO THE CABANA (PAVILION).

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Mr. Gosman also presented a landscape plan for the project.

The plan showed the existing vegetation and an historic tree located on the property.

Mrs. Smith reminded Mr. Gosman that historic trees must be protected by fences during the construction process.

The plan also showed green buttonwoods, pitsporum hedges, and seagrapes.

MOTION MADE BY MR. SCHULER TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

(The Commission recessed from 5:15 p.m. to 5:30 p.m.)

B63-92 Addition

Applicant:	David Mack
Address:	958 North Lake Way
Architect:	Smith Architectural Group Richard Meier & Partners
Project Description:	Construct two story addition

Jeffery Smith has a conflict with this project. His firm, Smith Architectural Group, is the architect of record for the project. A conflict of interest form is on file with the Town Clerk.

Mrs. Smith is Acting Chairman.

Mr. Meier's representative presented plans for the project.

The two story addition on the east side of the house totals 1,584 square feet. The 745 square foot second floor addition on the east side is above the garage area.

The materials will match the existing residence.

In response to the Commissions' questions, the skylights exist on the residence.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B64-92 Sculptures

Applicant:	Stephen Levin
Address:	446 North Lake Way
Contractor:	Conkling and Lewis
Project Description:	Placement of two sculptures on site

Milton Klein presented an elevation drawing showing the two statues at the north end of the pool area. The statues are seven and eight feet tall.

A four foot wall is in front of the statues.

MOTION MADE BY MR. SCHULER TO APPROVE THE STATUES.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A58-92 Parapet extension

Applicant:	Robert Spray
Address:	241 Jungle Road
Architect:	Robert Bell
Project Description:	Continuation of existing center parapet to either side on front elevation

Robert Spray presented handouts to the Commission members detailing the proposed parapet extension.

Mr. Spray plans to add a new white tile roof.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A64-92 Awning

Applicant:	Brown Brothers Harriman Trust Company
Address:	330 Royal Poinciana Plaza
Contractor:	American Awning Company
Project Description:	Install dark gray with white trim awning over door

Joe Mattei presented pictures of the subject property and a drawing of the proposed awning.

MOTION MADE BY MR. SCHULER TO APPROVE THE AWNING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A59-92 Sign

Applicant:	Brown Brothers Harriman Trust Company
Address:	330 Royal Poinciana Plaza
Contractor:	Phil Rowe Signs
Project Description:	Install 7" and 5" black, cut out letters on building; letter glass in black 2" letters

Steve Rowe presented an enlargement of the facade with the sign super imposed on the facade. Photographs of the front were also shown.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A60-92 Sign

Applicant:	Sobel-Magill
Address:	225 Peruvian Avenue
Contractor:	Phil Rowe Signs
Project Description:	Install black aluminum letters on building; gold lettering on three windows

Steve Rowe presented an elevation drawing showing the signage on the front of the building.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A61-92 Sign

Applicant: Stanley Franks (Wilshire Realty)
Address: 375 South County Road
Contractor: Phil Rowe Signs
Project Description: Install bronze colored letters on building; white window lettering

Steve Rowe presented the elevation drawing with the super imposed sign.

The lettering on the glass will be one inch high.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGN.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A62-92 Sign

Applicant: Island National Bank
Address: 180 Royal Palm Way
Contractor: Phil Rowe Signs
Project Description: Two sets of cut out letters on corner of Royal Palm Way and S. County Road; one set of cut out letters naming building on west elevation

Steve Rowe presented pictures and drawings for the bank building. The letters will be matte black.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A63-92 Signs

Applicant: Camper and Nicholsons (Boston Bank Building)

Address: 450 Royal Palm Way
Contractor: Baron Sign Company
Project Description: Move "Boston Bank Building" sign; install
12"x15' sign, "Camper and Nicholsons" and
2 vertical signs, "Yacht Sales"

Jerry Fullen from Baron Sign Company presented an elevation drawing showing the placement of the signs on the building..

The "Boston Bank Building" sign exists and will be moved up on the west facade of the building.

MOTION MADE BY MR. SCHULER TO APPROVE THE SIGN.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A64-92 Awning

Applicant: Dr. Mary Tarzian
Address: 1110 North Lake Way
Contractor: American Awning Company
Project Description: Patio awning

Joe Mattei, American Awning Company, presented photographs of the property.

The patio awning will be white.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A65-92 Sign

Applicant: Time and Again Antiques (Arthur D. Lane)
Address: 155 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Sign: "Time and Again Antiques"

The contractor requests this item be removed from the agenda.

MOTION MADE BY MR. SANCHEZ TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

A66-92 Awning

Applicant: Gaetano Montante
Address: 250 Seminole Avenue
Contractor: American Awning Company
Project Description: Install green front door awning

Joe Mattei presented photographs of the residence and a drawing of the awning.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A67-92 Shutters

Applicant: Mrs. Mari H. Schwindt
Address: 299 Tradewind
Contractor: Wrol Up Shades and Shutter
Project Description: Replace Bahama style shutters with roll up shutters

Herb Pelzer presented photographs of the residence. The existing Bahama style shutters have rotted.

The roll up shutters have aluminum slats. The housing box is eight inches.

MOTION MADE BY MRS. SMITH TO APPROVE THE SHUTTERS.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The Commission members discussed the remaining deferred items on the agenda. No one was present at the end of the meeting to represent the applicants.

MOTION MADE BY MR. SCHULER TO DEFER ALL THE PROJECTS ON THE AGENDA TO THE AUGUST MEETING THAT WERE DEFERRED UNTIL THE END OF THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

Adjournment

MOTION MADE BY MR. SCHULER TO ADJOURN THE MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

The July 22, 1992 Architectural Commission meeting was adjourned at 6:25 p.m. The next Architectural Commission meeting will be held August 26, 1992 at 12:30 p.m. in the Town Council chambers.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp